



durlings

chartered surveyors  
and property consultants

51 The Pantiles • Tunbridge Wells • Kent TN2 5TE

**Restaurant Premises To Let – 4736 sq ft (440 sq m)**

# COMMERCIAL

## Location

The spa town of Tunbridge Wells boasts one of the most affluent catchment populations in the UK and is home to a booming retail, leisure, food and beverage offer. The town is approximately 31 miles south east of London and 30 miles to the north of Brighton. The town benefits from excellent road and rail connections.

The property is situated in the heart of the Pantiles which has established itself as a vibrant leisure destination. In addition to the numerous bars and restaurants in the area, the Pantiles is the venue for various events throughout the year such as music festivals, outdoor theatre and markets, to name but a few.

## Floor Areas

The restaurant occupies part of a Grade II listed building and is arranged as basement, ground and first floors. The approximate areas are as follows:-

Ground Floor: 65.03 sq m (700 sq ft)

First Floor: 290.78 sq m (3,130 sq ft)

Basement: 84.17 sq m (906sq ft)\*

**Total: 439.98 sq m (4,736 sq ft)**

\*Please note part of the basement may be demised to an adjoining occupier. Further detail on application.

## Terms

A new, effectively, full repairing covenant and insuring lease is available for a term of years to be agreed, at a rental of **£50,000 per annum exclusive**, subject to upward only rent reviews at 5 yearly intervals.

## Business Rates

The following Rateable Values will apply:

Rateable Value: £38,250

Rate in the £ (2015/2016): 49.3p

## Energy Performance Certificate

The property is rated within band F.

## Legal Costs

Each party is responsible for their own costs involved in the transaction.

## Viewings

By arrangement through Durlings – Josh Olney or Rupert Farrant – **01892 552500**

[Josh.olney@durlings.co.uk](mailto:Josh.olney@durlings.co.uk) or [rupert@durlings.co.uk](mailto:rupert@durlings.co.uk), alternatively through our joint agent – Cradick

Retail – Stephen Cradick or Emma Clarke – **01892 515001**

[scradick@cradick.co.uk](mailto:scradick@cradick.co.uk) or [eclarke@cradick.co.uk](mailto:eclarke@cradick.co.uk)

## Further Information

More details on The Lower Pantiles, and the other available space can be found on:

[www.lowerpantiles.co.uk](http://www.lowerpantiles.co.uk)

## Important Note:

**Property Misdescriptions Act:** DURLINGS for themselves and for the vendors or lessors of this property whose agents they are, give notice that:

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Details prepared - March 2016

**Subject to contract & lease**

**Subject to receipt of satisfactory references & accounts**



